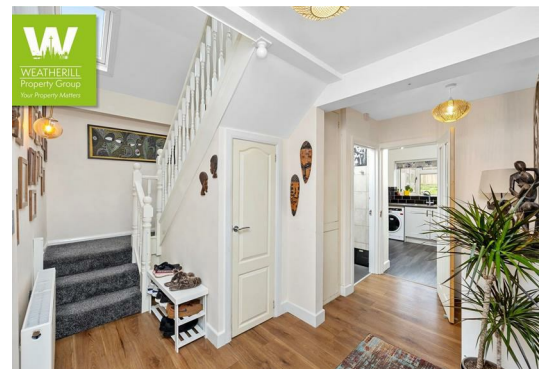


## 44 Meadway Crescent Hove BN3 7NL

PRICE GUIDE \*\*\* £550,000 TO £575,000 \*\*\*

We are very pleased to present this **LARGE EXTENDED SEMI-DETACHED FAMILY HOME** with benefits including **FANTASTIC LIVING SPACE** with access onto the **LARGE REAR GARDEN**, A **SHARED DRIVEWAY** and good room sizes throughout, located in Hove's ever popular **NEVILL AREA**.



**Price Guide £550,000 Freehold**



## Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 4 DOUBLE BEDROOMS, A FABULOUS WET ROOM, AN ADDITIONAL CLOAKROOM/WC, A SPACIOUS RECEPTION HALLWAY AND STAIRWELL, A LARGE LOUNGE AND CONSERVATORY STYLE DINING AREA AND A KITCHEN COMPLETE WITH BUILT IN APPLIANCES.

In terms of OUTSIDE SPACE, there is a front garden, a SHARED DRIVEWAY and a LARGE REAR GARDEN laid mainly to lawn. The property has good room sizes throughout, gas central heating, and is EXTREMELY WELL LOCATED in terms of schools, green spaces, local shops at The Grenadier and the new Flour Pot Bakery.

- REDUCED by a VERY MOTIVATED SELLER in HOVE'S NEVILL AREA
- IMPRESSIVE having been EXTENDED 4 DOUBLE BEDROOM HOME
- WET ROOM with WC PLUS ADDITIONAL CLOAKROOM/WC

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



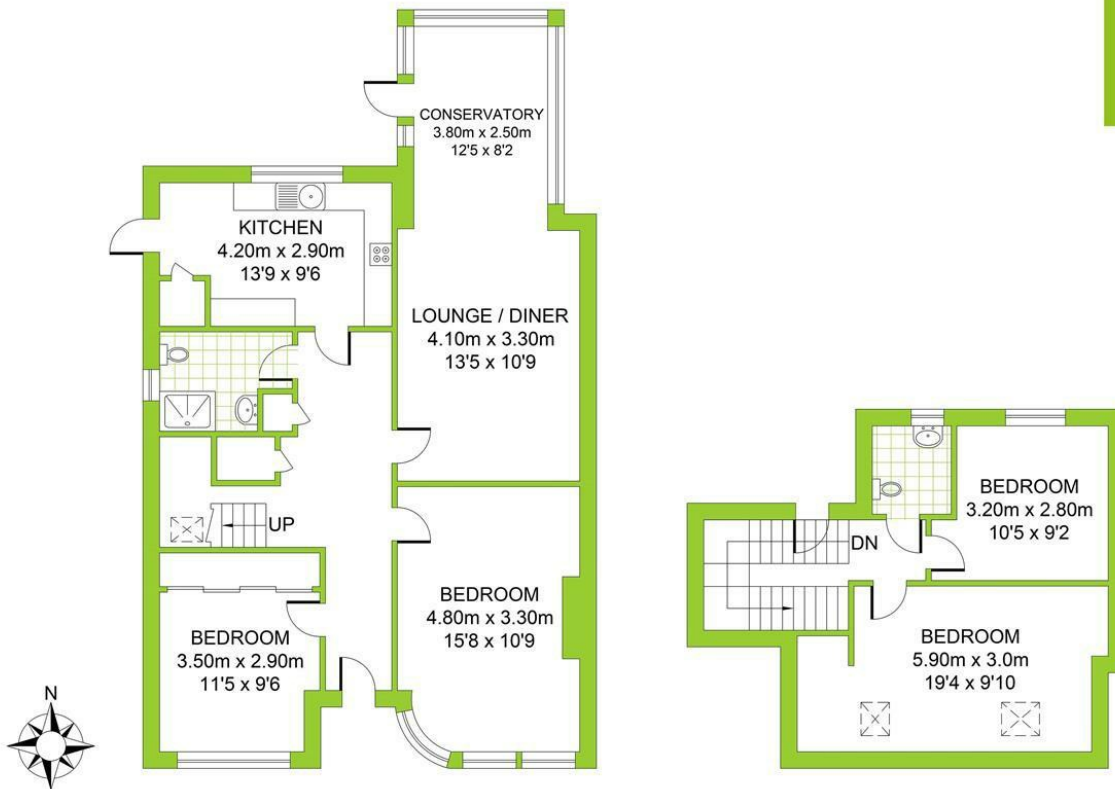
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
82.30 sq m / 885.86 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
33.75 sq m / 363.28 sq ft



MEADWAY CRESCENT

Total Area : 116.05m<sup>2</sup>= 1249.15ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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